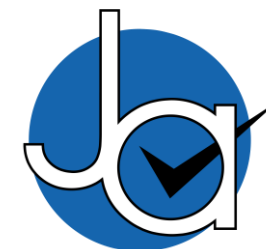




4 bedroom Detached House located in Ardleigh.

Guide Price
£475,000 - £500,000

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JOHN ALEXANDER
ESTATE AGENTS

Carder Close Ardleigh Colchester CO7 7WD

FULL DESCRIPTION

THE HOME

GUIDE PRICE £475,000 TO £500,000
Nestled in the picturesque village of Ardleigh, Carder Close presents an exceptional opportunity to acquire a two-year-old four-bedroom detached family home that embodies elegance and contemporary living. This charming property is ideally situated in a peaceful cul-de-sac, offering a serene environment while being conveniently close to local amenities.

As you step inside you are welcomed into a beautifully designed, light-filled entrance hall that sets the tone for the rest of the home. This welcoming space features stylish parquet flooring that flows effortlessly into the heart of the house, providing an immediate sense of warmth and openness.

The generous living room, a focal point of the ground floor, boasts an elegant and cosy atmosphere that invites relaxation. Strategically placed French doors leading to the garden fill the room with an abundance of natural light, creating a bright and uplifting environment throughout the day. The room is spacious enough to accommodate comfortable seating arrangements, making it an ideal place for family gatherings or quiet evenings. Tasteful décor and thoughtful touches enhance the area, making it a stylish retreat.

The open-plan kitchen/dining area embodies the essence of modern family living. The kitchen is adorned with contemporary cabinetry, featuring sleek lines and high-quality finishes that provide both functionality and aesthetics. Equipped with top-of-the-line appliances, including an integrated oven, hob, dishwasher

and fridge-freezer, this culinary space is perfect for cooking enthusiasts.

The dining area, positioned adjacent to the kitchen, is designed with entertaining in mind. It comfortably accommodates a family-sized dining table, perfect for hosting dinner parties or enjoying everyday meals together. French doors and provide a seamless transition to the rear garden, flooding the space with natural light and allowing for effortless indoor-outdoor living. Leading from the dining room a large family room awaits with a thoughtful design to enhance the overall functionality and flow of the home.

The accommodation comprises four well-proportioned bedrooms, each thoughtfully designed with comfort in mind. The master bedroom features an en-suite shower room for added convenience. The additional bedrooms are versatile and can be utilized as guest rooms, children's rooms, or even a home office, tailored to your lifestyle needs. The family bathroom is tastefully appointed, featuring modern fixtures and a soothing colour palette.

Dimensions

Kitchen 11'11" x 8'10" (3.630m x 2.695m)
Dining Room 9'2" x 7'9" (2.783m x 2.368m)
Family Room 10'4" x 9'5" (3.142m x 2.875m)
Living Room 22'11" x 10'4" (6.985m x 3.160m)
Cloakroom 6'1" x 3'0" (1.863m x 0.903m)
Master bedroom 14'3" x 10'4" (4.352m x 3.160m)
En-suite 7'7" x 4'8" (2.316m x 1.423m)
Bedroom two 11'9" x 10'1" (3.584m x 3.063m)
Bedroom three 9'8" x 8'5" (2.935m x 2.561m)
Bedroom four 10'9" x 8'4" (3.285m x 2.545m)
Bathroom 7'4" x 6'3" (2.242m x 1.905m)



4



2



2



E



EPC

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EXTERIOR

As you approach the property, you are greeted by a well-maintained front garden and a private driveway that leads to an integral garage, providing ample parking space. The attractive façade features traditional brickwork complemented by modern touches, creating a welcoming first impression.

The rear garden is a true highlight, featuring a spacious patio area perfect for outdoor dining and entertaining, surrounded by a lush lawn.

THE LOCATION

Carder Close benefits from its ideal location in Ardeigh, a village known for its friendly community and beautiful surroundings. Residents enjoy easy access to local amenities, including a corner shop, a highly regarded primary school, a post office, and a doctors' surgery. For dining options, The Wooden Fender pub is just a short stroll away, offering a welcoming atmosphere for both food and socializing.

In addition to the convenience of nearby amenities, Ardeigh is well-connected to larger towns and cities with easy access to public transport and major road links, making it an ideal spot for commuters.

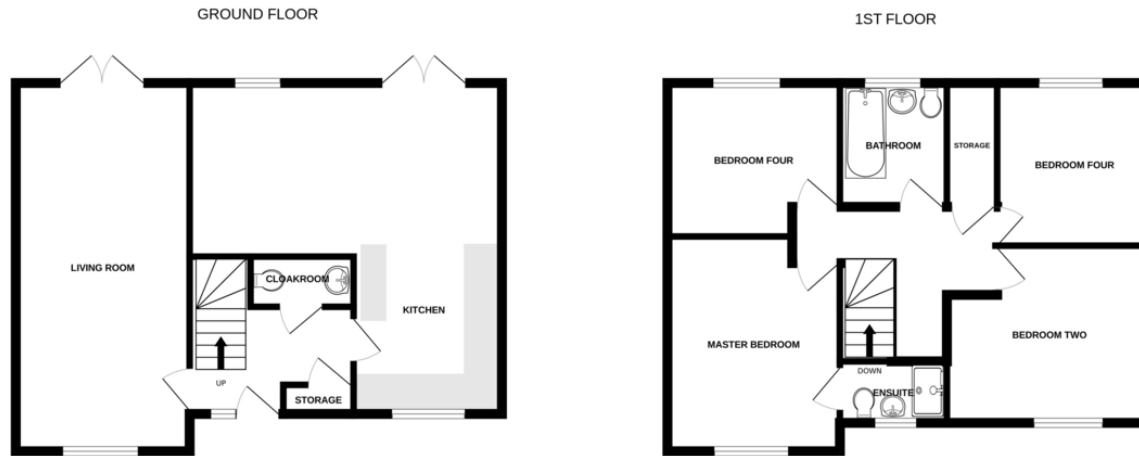




Carder Close, Ardleigh, Colchester, CO7 7WD



FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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